

TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE

Reference is made to that certain trust deed wherein the Trustee of the Ryan Anthony Flagg Trust and the Trustee of the Keri Manon Flagg Trust, are Grantors; Mountain Title Company of Klamath County is Trustee; and Fred C. Cleveland is beneficiary, dated January 10, 1992 and recorded February 4, 1992 in Volume No. M92 at page 2441, Microfilm Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Lots 5, 6, 7 and 8 and the Northerly 30 feet of vacated Sixth Street adjacent to each in Block 9 of HESSIG'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantors have failed to pay the following:

Monthly payments of \$275, including interest, due since July 1, 1992 with a like payment due on the same day of each month thereafter until the whole principal sum of \$23,500, plus interest at the rate of 10% per annum from March 1, 1992 has been paid. As of May 16, 1992 the principal balance owing was \$23,164.06. Interest accrues at the rate of \$6.35 per day from May 16, 1992.

The sum owing on the obligation secured by the trust deed is:

Principal as of May 16, 1992 in the amount of \$23,164.06;
Accumulated interest through October 20, 1992 in the amount of \$1,002.72;
Interest will accrue at the rate of \$6.35 per day from October 21, 1992 until paid in full;
Taxes for the fiscal year 1992-1993 are a lien, not yet due and payable;

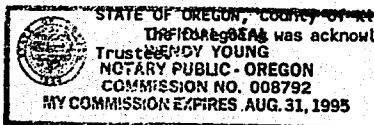
plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 - 86.795.

The property will be sold as provided by law on March 22, 1993 at 10 a.m. based on the standard of time established by ORS 187.110 on the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon 97601, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

DATED: 10/20/92 Michael L. Brant Successor Trustee



STATE OF OREGON, County of Klamath) ss.
The said deed was acknowledged before me this 20th day of October, 1992 by Michael L. Brant, Successor

Trustee
Wendy Young
NOTARY PUBLIC - OREGON
COMMISSION NO. 008792
MY COMMISSION EXPIRES AUG. 31, 1995

Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-95

Certified to be a true copy: _____

STATE OF OREGON, County of Klamath) ss.
Filed for record on the 22nd day of Oct., 1992 at 10:25 o'clock A.m. and
recorded in Volume M 92 at Page 24737 of mortgages.

EVELYN BIEHN

By: Pauline Mullendore
Deputy

AFTER RECORDING, RETURN TO:

Fee \$10.00

MICHAEL L. BRANT
ATTORNEY AT LAW
325 MAIN STREET
KLAMATH FALLS, OR 97601

ck
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